



Drexel, Barrell & Co.

June 24, 2021

**RE: NW Corner of Marksheffel Road and N. Carefree Circle
Windermere Filing No. 1**

Engineers/Surveyors

**Boulder
Colorado Springs
Greeley**

3 South 7th Street
Colorado Springs,
Colorado 80905-1501

719 260-0887
719 260-8352 Fax

Adjacent Property Owner,

This letter is being sent to you because Drexel, Barrell & Co., on behalf of Eagle Development Company is proposing a Final Plat at the above referenced location (see attached vicinity map). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact on this letter. Prior to any public hearing on this proposal, a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County planner contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

The site is located at the northwest corner of the intersection of Marksheffel Road and N. Carefree Circle in Colorado Springs, CO. The site encompasses 52.07 acres of vacant ground that is currently zoned Residential Suburban RS-5000. The Preliminary Plan for this development was approved by El Paso County Board of County Commissioners on March 23, 2021.

We respectfully request approval of the Final Plat for Windermere Filing No. 1- a residential development proposed to consist of 163 single-family residential lots, public rights-of-way, and six (6) tracts for open space, park, drainage and utilities. The plan has been prepared in accordance with El Paso County criteria and is an approved use within the RS-5000 zone district. A copy of the Final Plat is enclosed.

If you have any questions or comments regarding this submittal, please contact us or the County planner noted below.

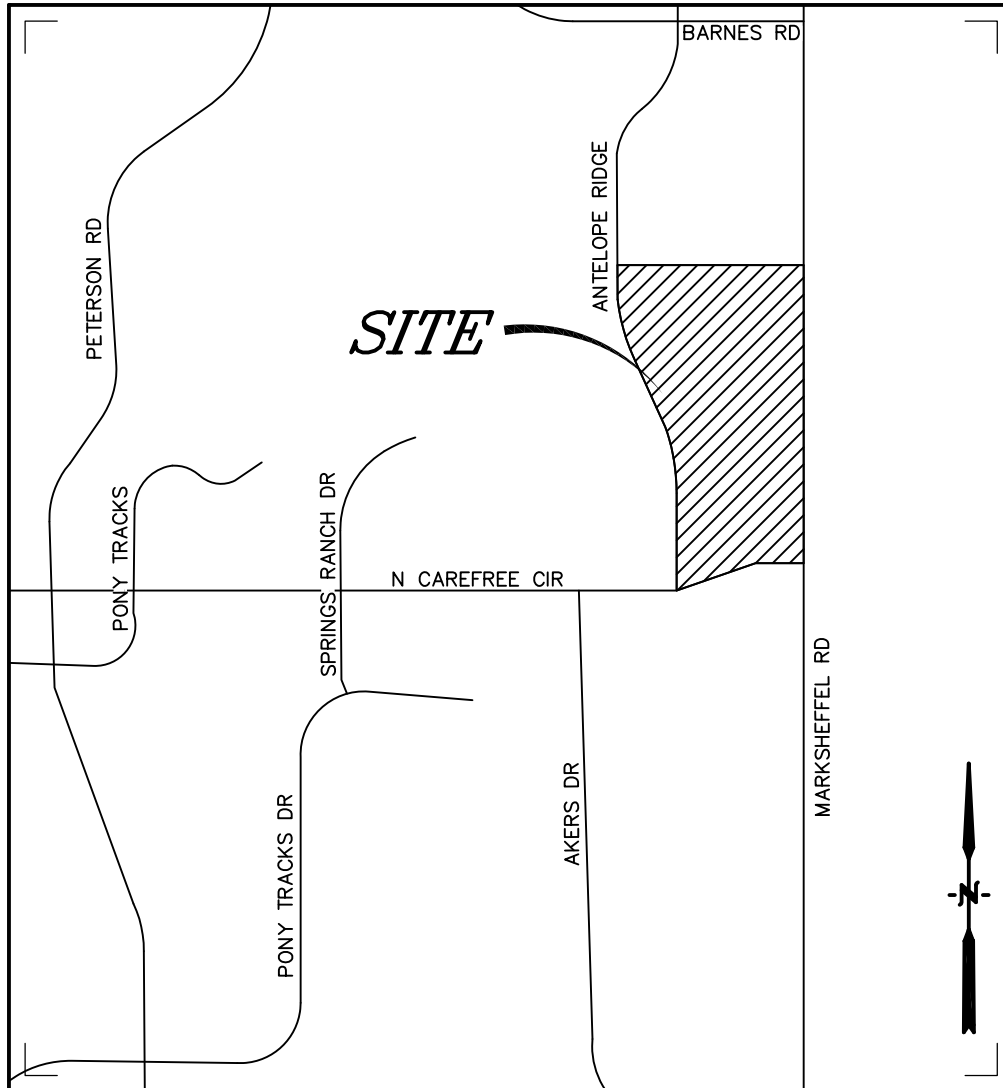
Respectfully,

Drexel, Barrell & Co.

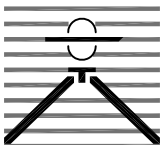
Tim D. McConnell, P.E.
Principal /Regional Manager

Enclosures: Vicinity Map
Final Plat

El Paso County Planning and Community Development
Attn: Kari Parsons, Project Manager/Planner III – (719) 520-6200



Vicinity Map
Not to scale



**WINDERMERE
COLORADO SPRINGS, CO
VICINITY MAP**

Drexel, Barrell & Co.
Engineers • Surveyors

DATE:

DWG. NO.

JOB NO:

21187-00CSCV

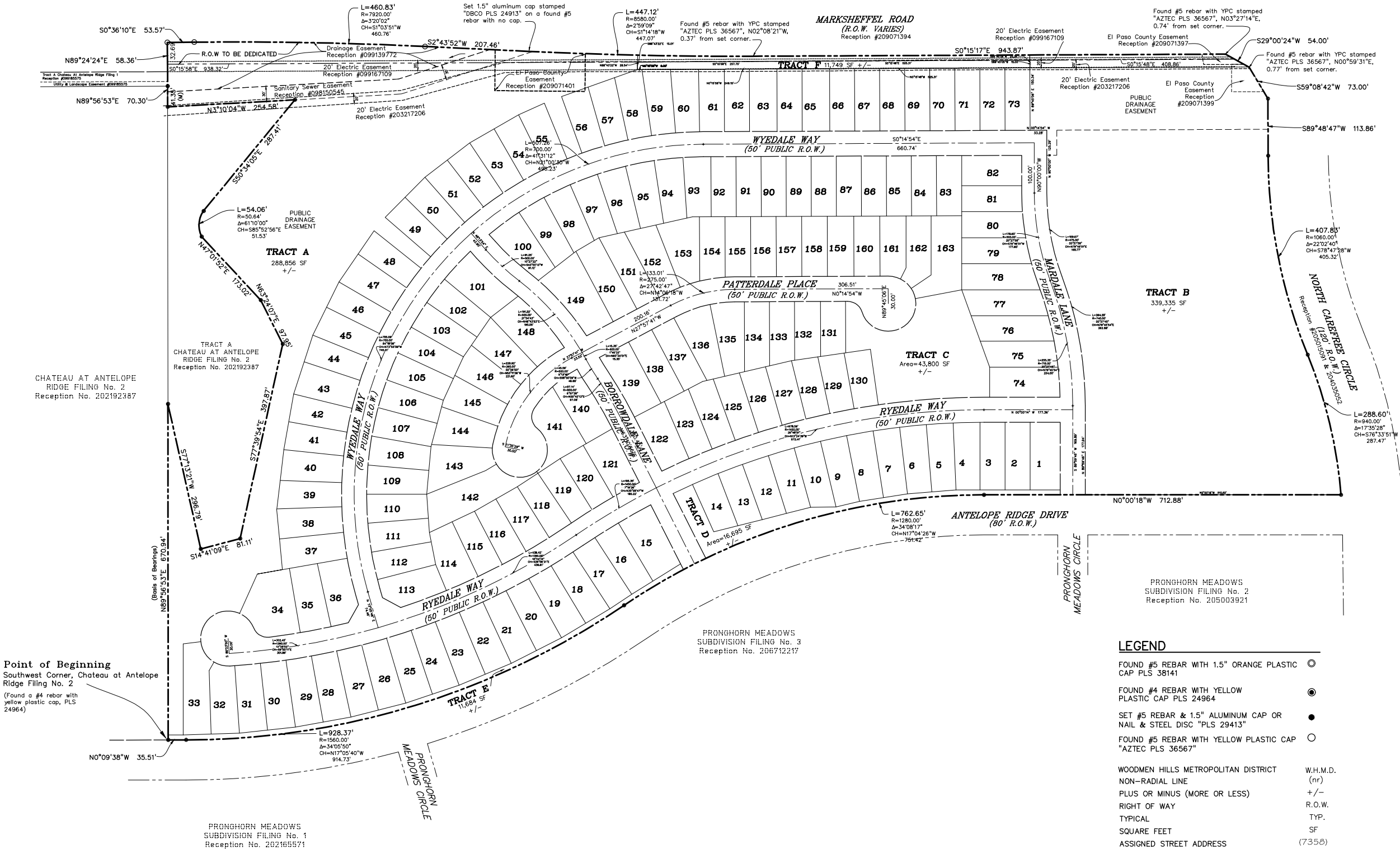
VMAP

SHEET 1 OF 1

WINDERMERE FILING NO.1

A SUBDIVISION OF LAND LOCATED IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

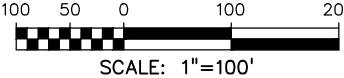
TOTAL PLATTED AREA = 52.074 ACRES ±



LEGEND

- FOUND #5 REBAR WITH 1.5" ORANGE PLASTIC CAP PLS 38141
- FOUND #4 REBAR WITH YELLOW PLASTIC CAP PLS 24964
- SET #5 REBAR & 1.5" ALUMINUM CAP OR NAIL & STEEL DISC "PLS 29413"
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP "AZTEC PLS 36567"
- WOODMEN HILLS METROPOLITAN DISTRICT
- NON-RADIAL LINE
- PLUS OR MINUS (MORE OR LESS)
- RIGHT OF WAY
- TYPICAL
- SQUARE FEET
- ASSIGNED STREET ADDRESS

- W.H.M.D. (nr)
- +/-
- R.O.W.
- TYP.
- SF
- (7358)



JUNE 10, 2021

Sheet 2 of 5



DREXEL, BARRELL & CO.
Engineers & Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
(719) 260-0887 Fax: (719) 260-8352

Job No. 21187-01

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

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Sent To MEIER MELISSA

Street and Apt. No., or PO Box No. 3905 ROAN DR

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☐ Adult Signature Restricted Delivery \$0.00

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Sent To SISK MAXWELL

Street and Apt. No., or PO Box No. 3911 ROAN DR

City, State, ZIP+4® COLO SPRGS CO 80922-2444

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7021 0350 0000 1047 0958

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Sent To

RENTERIA CHERYL

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3917 ROAN DR

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KEEN DANIEL

Street and Apt. No., or PO Box No.

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Sent To

WILLIAMSON HEATHER

Street and Apt. No., or PO Box No.

6435 TIMBER BLUFF PT #107

City, State, ZIP+4®

COLO SPRGS CO 80918-6235

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Sent To

HANS DANIEL

Street and Apt. No., or PO Box No.

3809 ROAN DR

City, State, ZIP+4®

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Sent To

AGANON GARY

Street and Apt. No., or PO Box No.

3845 ROAN DR

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Postage \$0.55

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Sent To

BENCZE STEPHEN

Street and Apt. No., or PO Box No.

3869 ROAN DR

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Sent To FITZPATRICK KRISTEN

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Postage \$0.55

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Sent To SCHMIDT KEVIN

Street and Apt. No., or PO Box No.
3853 ROAN DR.

City, State, ZIP+4®
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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.15

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Sent To AUGUST DANIEL

Street and Apt. No., or PO Box No.
3829 ROAN DR.

City, State, ZIP+4®
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Sent To VIGIL GREGORY

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3863 ROAN DR.

City, State, ZIP+4®
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Sent To HELTON KEVIN

Street and Apt. No., or PO Box No.
3857 ROAN DR.

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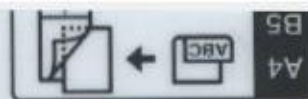
Sent To DETTREY JOHN

Street and Apt. No., or PO Box No.
3803 ROAN DR.

City, State, ZIP+4®
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Sent To JONES KEVIN
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Sent To TAYLOR CRYSTAL
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 3827 ROAN DR
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Sent To MO STEVEN
 Street and Apt. No., or PO Box No.
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Sent To HARRELL JACOB
 Street and Apt. No., or PO Box No.
 3630 PRONGHORN MEADOWS CIR
 City, State, ZIP+4®
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Sent To BOLLINGER ERIC
 Street and Apt. No., or PO Box No.
 3618 PRONGHORN MEADOWS CIR
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Sent To GRIES ELIZABETH
 Street and Apt. No., or PO Box No.
 3606 PRONGHORN MEADOWS CIR
 City, State, ZIP+4®
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